

Members Present: Petty, Sloan, Kent

Absent:

Others Present: Mayor Palm, Adm. Bradley, C. Haggard, P. Cannon, K. Stieve, T. Pinion

Call to Order –Ald. Petty called the meeting to order at 6:15p.m. noting compliance with the Open Meeting Law. Moved by Kent, seconded by Sloan to approve the minutes of December 8, 2020. Motion carried unanimously. Moved by Sloan, seconded by Kent to approve the agenda and carried unanimously.

Action Items

- a) **Accounts Payable** – Moved by Sloan, seconded by Kent to recommend to Council for approval of the accounts payable for **\$1,137,259.99**. Motion carried unanimously.
- b) **Streetlight System Charge** – C. Haggard noted that this annual charge is based on a 12-month look back of actual expenditures. Moved by Sloan, seconded by Kent to recommend the 2021 Streetlight System Charge to Council for action. Motion carried unanimously.
- c) **CDA Loan Application** – P. Cannon explained that they would like to replace 2 elevators. By using the State Trust Funds, they would be able do a revenue based obligation which would not affect the City's GO limits. Because you only pay once a year, there would not be a debt service payment until March of 2022. The State Trust Funds is a fairly easy process, we don't have to go out for bids and the rates are a little higher. Moved by Sloan, seconded by Kent to recommend to Council authorizing the Community Development Authority to submit a loan application to the State Trust Fund Loan Program. Motion carried unanimously.
- d) **Rapid River Apartments, LLC** – T. Pinion explained that there are increased costs due to unforeseen soil conditions. As they change the size, orientation, and location of the building they encountered some additional soils. We are proposing an additional \$75,000, the developer carries the other \$300,000 increasing the development incentive from \$1.7 to \$2M. The estimated construction cost was originally \$8.5 and with a \$300,000 increase it brings the total to \$8.8. The cumulative total of paygo went from \$1.7M to \$2M. The percentage was 20% based on \$8.5 but because we are reimbursing all of the soil related costs, the percentage goes up slightly to 22.73%. The guaranteed assessed value was \$5M is now a minimum guarantee of \$6.1M. Based on an estimated mill rate, we are looking at paying them just shy of 90% of their tax payment back. The estimated duration of the incentive was originally about 14 years but with the additional \$300,000 it stretches it to about 16 years. The \$75,000 will come from TID 6. Moved by Sloan, seconded by Kent to recommend to Council amending the Development Agreement with Rapid River Apartments, LLC for 325 Lynn Street. Motion carried unanimously.
- e) **COVID-19 Revenue Funds** – K. Stieve noted that earlier this year, there was an approved agreement with BDAS to split the COVID-19 testing revenues that we receive from the County. From these revenues, any related expenses for the COVID-19 testing will be covered before any other expenditures. K. Stieve is requesting to use the remaining funds to purchase some equipment, CPR training aids, AED trainers, replace fire hose, and some other smaller equipment to assist with other operational features of the Fire Department. Moved by Sloan, seconded by Kent to recommend to Common Council authorizing the Fire Chief to expend COVID-19 testing revenue funds. Motion carried unanimously.
- f) **Vacant Lot Replacement** – T. Pinion explained that this property was originally purchased by Driftless Glen Distillery for the purchase of constructing a warehouse or pole shed. It has since been determined that the site is not suitable for building on and they would like the City to

repurchase this property for the original sale price less any costs we've incurred. Driftless Glen Distillery has agreed to the net price in terms of the repurchase. Moved by Sloan, seconded by Kent to recommend to Council the repurchase of the 2.1-acre vacant lot located on Lake Street. Motion carried unanimously.

Information Items

Finance Dept. –

- 3rd Qtr. Baraboo Transit Service Financial Statments

Adjournment – Moved by Sloan, seconded by Kent and carried to adjourn.

Brenda Zeman, City Clerk